



Request for City Council Committee Action from the Department of Public Works

Date: May 14, 2013

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Referral to: Honorable Betsy Hodges, Chair Ways and Means/Budget Committee

Subject: Public Hearing: 50th Street West and France Avenue South Parking Facility (Ewing Municipal Parking Lot), Operation and Maintenance for 2012; Special Assessments for Payable 2014.

Recommendation:

Passage and summary publication of a Resolution adopting the special assessments in the total amount of \$15,251.50, levying the special assessments, adopting the assessment roll and directing the City Clerk to transmit a certified copy of the assessment roll to the Hennepin County Auditor.

Previous Directives:

- August 6, 2013 – Staff directed to give notice of a public hearing on September 10, 2013.

Department Information:

Prepared by: Anthony Stone, PW Operations Analyst 673-3162
Suzette Hjermstad, PW TP&E, Special Assessments 673-2401

Approved by: _____

Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Anthony Stone

Financial Impact

- Action is within the Business Plan
- Other financial impact: Special assessments against the benefited properties

Community Impact

- Neighborhood Notification: Public hearing notices sent out 2 weeks prior to public hearing
- City Goals
- Comprehensive Plan
- Zoning Code
- Other

Supporting Information

The operation and maintenance cost for the 50th Street West and France Avenue South Parking Facility (Ewing Lot) for 2012 is \$15,251.50.

In determining the special assessment for the previous years' operation and maintenance, the costs are assessed to the benefited properties based on their land area, with the assessment rate for those properties North of 50th Street West being ½ the rate for those properties South of 50th Street West. For the present special assessment proceeding, the assessment rates calculated to approximately \$0.0479 per square foot for properties north of 50th Street West and \$0.0959 per square foot for properties South of 50th Street West.

These assessment rates are for the properties that have been in the assessment area since the original construction of the parking facility. The property formerly addressed at 4925 France Avenue South was added to the assessment area beginning with the 2001 cost estimate. This property was residential but changed to commercial as it is now a part of the property (developed by Pinehurst) owned by France Partners LLC and is generally located in the Southwestern quarter of the block between 49th and 50th Streets West from Ewing to France Avenue South.

The special assessments would be collected in their entirety on the 2014 real estate tax statement without interest charges.

The Transportation and Parking Services Division of the Public Works department will be utilizing the services of ABM Parking Services formally known as Ampco System Parking for provision of the operation and maintenance work. In working with the neighborhood committee and concerned business owners the some of these services may be provided by other companies in the future. These companies will be under contact with ABM Parking Services.

Attachments: Area Map